



Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number:
P.C. 11/18/02 Item: 2.c

File Number:
GP02-02-03

Council District and SNI Area:
2 – N/A

Major Thoroughfares Map Number:
30

Assessor's Parcel Number(s):
678-04-012; -013; -014

Project Manager: Lesley Xavier

GENERAL PLAN REPORT

2002 Fall Hearing

PROJECT DESCRIPTION:

General Plan amendment request to change the Land Use/Transportation Diagram designation from Medium Density Residential (8-16 DU/AC) to Public Park/Open Space.

LOCATION:

An area generally bounded by Silicon Valley Boulevard to the north, Basking Ridge Avenue to the east, Veranda Way to the south, and the Coyote Creek to the west

ACREAGE: 8.6

APPLICANT/OWNER:

Staff/Santa Clara County

GENERAL PLAN LAND USE / TRANSPORTATION DIAGRAM DESIGNATION:

Existing Designation: Medium Density Residential (8-16 DU/AC)

Proposed Designation: Public Park/Open Space

EXISTING ZONING DISTRICT(S): A (Agriculture)

SURROUNDING LAND USES AND GENERAL PLAN DESIGNATION(S):

North: Coyote Creek and Vacant Land – Public Park/Open Space and Industrial Park

South: Coyote Creek and Single-Family Residential – Public Park/Open Space and Medium Density Residential (8-16 DU/AC)

East: Single-Family Residential – Medium Density Residential (8-16 DU/AC)

West: Coyote Creek – Public Park/Open Space

ENVIRONMENTAL REVIEW STATUS:

Reuse of the San Jose 2000 General Plan Final EIR certified by the City Council on August, 16 1994

PLANNING STAFF RECOMMENDATION:

Public Park/Open Space

Approved by:

Date:

PLANNING COMMISSION RECOMMENDATION:

CITY COUNCIL ACTION:

CITY DEPARTMENT AND PUBLIC AGENCY COMMENTS RECEIVED:

- Department of Transportation – The proposed amendment is projected to have an insignificant traffic impact in the long term.

GENERAL CORRESPONDENCE:

- None received.

ANALYSIS AND RECOMMENDATIONS:

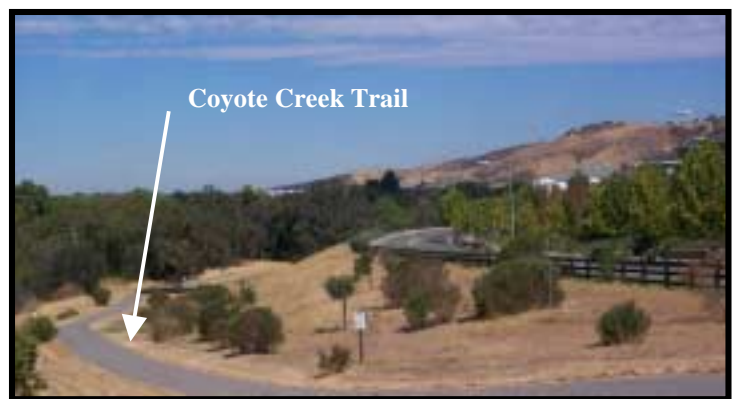
PROJECT DESCRIPTION

This is a staff initiated General Plan amendment to change the *San Jose 2020 General Plan* Land Use/Transportation Diagram designation from Medium Density Residential (8-16 DU/AC) to Public Park/Open Space on an 8.6-acre site located in an area generally bounded by Silicon Valley Boulevard to the north, Basking Ridge Avenue to the east, Veranda Way to the south, and the Coyote Creek to the west. The intent of this General Plan amendment is to bring the land use designation in conformance with the existing use of the site.

BACKGROUND

Site and Surrounding Uses

The subject property is owned by the County of Santa Clara and is part of their Coyote Creek Parkchain and Trail. Uses surrounding the site include single-family homes to the east and the Coyote Creek to the west. The General Plan land use designations surrounding the site generally reflect the existing land uses, and include Public Park/Open Space and Industrial Park to the north, Medium Density Residential (8-16 DU/AC) to the east and south, and Public Park/Open Space to the south and west.



Looking to the north at the site with Basking Ridge Avenue and single-family homes on the right.

ANALYSIS

The proposed land use change to Public Park/Open Space is intended to reflect the site's public ownership for recreational purposes.

Land Use Compatibility

The proposed change to the Land Use/Transportation Diagram from Medium Density Residential (8-16 DU/AC) to Public Park/Open Space is compatible with surrounding land uses that include the Coyote Creek and single-family homes. The proposed land use designation reflects the existing use of the site as the Coyote Creek Trail.

Policy Consistency

The proposed land use change is consistent with the General Plan and its goals. Specifically, the Parks and Recreation Goal states, "Provide park lands and recreation areas which enhance the livability of the urban environment by providing parks for residential neighborhoods, preserving significant natural, historic, scenic and other open space resources, and meeting the open space and recreation services needs of community residents." The Trails and Pathways Goal states, "Provide a network of trails and pathways throughout the City in order to maximize the City's recreational opportunities and to provide alternate means of both commuting and reaching regional parks and other natural areas."



Looking at the northern border of the site towards the south with the adjacent single-family homes in the background.

Environmental Issues

The proposed change in the General Plan land use designation on the subject site was analyzed in an initial study that resulted in the reuse of the San Jose 2020 General Plan Environmental Impact Report (EIR). The initial study determined that a change in designation to Public Park/Open Space for the site would not create any significant impacts that were not already analyzed in the San Jose 2020 General Plan EIR.

PUBLIC OUTREACH

The property owners within the amendment site boundaries and/or property owners within a 1000-foot radius of the amendment site were sent a newsletter regarding two General Plan community meetings that were held on October 8th and 10th, 2002. They also received a public hearing notice regarding the public hearings to be held on the subject amendment before the Planning Commission in October and City Council in December. In addition, the community can be kept informed about the status of amendments on the Department's web-site, which contains information on the General Plan process, each proposed amendment, staff reports, and hearing schedule. No comments were received on this specific amendment at any of the community meetings.

RECOMMENDATION

Planning staff recommends Public Park/Open Space.

Attachments

PBCE002/GP_Team/2002Annual Review/Staff Reports/Summer Review/GP02-02-03.doc